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# The Gujarat Government Gazette

## EXTRAORDINARY

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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

#### PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made  
by the Government of Gujarat under the Gujarat Acts**

#### URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

##### NOTIFICATION

Sachivalaya, Gandhinagar, 27<sup>th</sup> July, 2021

#### THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

**No.GH/V/80 of 2021/DVP-142018-1610-L:** WHEREAS, the Dharampur Area Development Authority (hereinafter referred to as "the said Authority") prepared and published a Draft Revised Development Plan (hereinafter referred to as "the said Development Plan") in respect of the lands included within its limit under the provisions of Section 13(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") Notice regarding publication of the said Development Plan for calling objection or suggestion, if any, with respect to the said Development Plan was published in the Part II Miscellaneous and Advertisements section of the Gujarat Government Gazette on dated.05.09.2017.

**AND WHEREAS,** the said Authority submitted the said Draft Development Plan, in respect of the lands included within its limit under sub section (1) of section 16 of the said Act after following due procedure under section-14 of the said Act to the Government of Gujarat for sanction on dated.20.01.2018.

**AND WHEREAS,** the Government of Gujarat considered, it was necessary to make modifications (hereinafter referred to as "the said modifications") in the said Development Plan, which was submitted by the said Authority to the State Government for sanction under section 16 of the said Act, 1976.

**AND WHEREAS,** in exercise of the powers conferred by proviso to sub-clause(ii) of clause (a) of sub-section (1) of section 17 of the said Act, the Government of Gujarat published the said modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/180 of 2020/DVP-142018-1610-L, dtd.13.11.2020, in the Gujarat Government Gazette Ext. Part. IV-B dated.13.11.2020 on Page No.426-1 to 426-2 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Additional Chief Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of the said modification in Government Gazette.

**AND WHEREAS**, the Government of Gujarat has considered the suggestions and objections so received;

**NOW THEREFORE**, in exercise of the powers conferred by clause (c) of sub-section (1) of section 17 of the said Act 1976, the Government of Gujarat here by;

- (a) Finalize the said modifications;
- (b) Sanction the said Development Plan subject to the modifications so finalized and as set out in the Schedule below, and
- (c) Specify that the final development plan shall come into force from the date of this notification.

### **SCHEDULE**

#### Modifications in the Draft Development Plan of Dharampur Area Development Authority

1. The land bearing R.S.No.723, 724, 831, 506 to 511, 535, 536 of village: Dharampur designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
2. The land bearing R.S.No.101, 599 of village: Dharampur designated for "Commercial Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
3. The land bearing R.S.No. 765 of village: Dharampur designated for "Commercial Zone" shall be deleted from the said zone and shall be designated for "Agriculture Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
4. The land bearing R.S.No. 766 of village: Dharampur designated for "Commercial Zone" shall be deleted from the said zone and shall be designated for "Agriculture Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
5. The land bearing R.S.No. 144, 314, 117 of village: Dharampur designated for "Residential Zone" shall be deleted from the said zone and shall be designated for "Agriculture Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.

**NOTE :** The Boundary of proposed modifications shown in accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**

Officer on Special Duty and Ex-officio  
Joint Secretary to Government.

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### **URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT**

#### **NOTIFICATION**

Sachivalaya, Gandhinagar, 27<sup>th</sup> July, 2021

#### **THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976**

**No.GH/V/81 of 2021/DVP-272018-6452-L: WHEREAS**, the Mahesana Area Development Authority (hereinafter referred to as "the said Authority") prepared and published a Second Draft Revised Development Plan-2038 (hereinafter referred to as "the said Development Plan") in respect of the lands included within its limit under the provisions of Section 13(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") Notice regarding publication of the said Development Plan for calling objection or suggestion, if any, with respect to the said Development Plan was published in the Part II Miscellaneous and Advertisements section of the Gujarat Government Gazette on dated.18.09.2017.

**AND WHEREAS**, the Government of Gujarat considered, it was necessary to make modifications (hereinafter referred to as "the said modifications") in the said Development Plan, which was submitted by the said Authority to the State Government for sanction under section 16 of the said Act, 1976.

**AND WHEREAS**, in exercise of the powers conferred by proviso to sub-clause(ii) of clause (a) of sub-section (1) of section 17 of the said Act, the Government of Gujarat published the said modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/176 of 2020/DVP-272018-6452-L, dtd.11.11.2020, in the Gujarat Government Gazette Ext. Part. IV-B dated.11.11.2020 on Page No.423-8 to 423-111 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Additional Chief Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of the said modifications in Government Gazette.

**AND WHEREAS**, the Government of Gujarat has considered the suggestions and objections so received;

**NOW THEREFORE**, in exercise of the powers conferred by clause (c) of sub-section (1) of section 17 of the said Act 1976, the Government of Gujarat here by;

- (a) Finalize the said modifications;
- (b) Sanction the said Development Plan subject to the modifications so finalized and as set out in the Schedule below, and
- (c) Specify that the final development plan shall come into force from the date of this notification.

### **SCHEDULE**

Modifications in the Draft Second Revised Development Plan of said Authority as finalized by the State Government.

1. The 30 mtr. wide new roads passing through village Mahesana marked as A3 to A30 shall be proposed under section (12)(2)(d) of the said Act, as shown in the accompanying plan.
2. The 18 mtr. wide new roads passing through village Mahesana marked as A31 to A43 shall be proposed under section (12)(2)(d) of the said Act, as shown in the accompanying plan.
3. The 24 mtr wide road passing through the R.S.No. 381, 382, 383, 384 377, etc. of village Mahesana marked as X2-Y2 shall be realigned to X2-Z2 under section 12(2)(d) of the said Act and the land thus released shall be designated as “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.
4. The 18 mtr wide road passing through R.S.No. 658/1, 657, 655, 653, 896, 888, 886, 887, etc of village Mahesana marked as A1-B1-C1 shall be deleted and land thus released shall be designated for “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.
5. The 18 mtr wide road passing through the R.S.No. 936, 935, 919, 920, 932, 921, 922, etc. of village Mahesana marked as D1-E1 shall be realigned to A2-B2 under section 12(2)(d) of the said Act and the land thus released shall be designated as “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.
6. The land of village: Mahesana as shown in the Table below designated for “Agriculture Zone” shall be deleted from the said zone and shall be designated for “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.

<b>R.S.No./C.S.No.</b>	<b>Earmarked as</b>
389/p, 390/p, 391 to 395, 396/p, 398/p, 399/p, 380/1/p, 380/2/p, 406/p, 405/p, 410 to 414, 417/1, 418, 419/p, 420/p, 421/p, 422 to 429, 430/p, 431 to 433, 434/p, 435/1/p, 435/2, 496 to 510, 511/p, 513, 514, 517, etc.	Pocket-1
527/p, 528 to 531, 532/p, 533/p, 534 to 537, 538/p, etc.	Pocket-2
518 to 525, 526/p, 539/p, 540/p, 541 to 555, 493/p, 492/p, 490/p, 465/p, 466/1/p, 191/p, etc.	Pocket-3
172/p, 173/p, 174/p, 168/1/p, 168/2/p, 169 to 171, 557/p, 559/p, 556, 560 to 571, 572/p, 573/2/p, 581/p, 582/p, 583 to 587, 588/p, 589/p, 590 to 592, 593/p, 594/p, 595/p, 603/p, 604/p, 606/p, 605/p, 607/p, etc.	Pocket-4
573/1/p, 573/2/p, 574 to 580, 581/p, 582/p, 572/p, 594/p, 595/p, 596 to 602, 603/p, 604/p, 605/p, 614/p, 616/p, 615, etc.	Pocket-5
907/p, 910/p, 911/p, 912/p, 913/p, 914/p, 915/p, 916/p, 917/p, 918/p, 921/p, etc.	Pocket-6
919/p, 920/p, 921/p, 935/p, 932/p, 936/p, etc.	Pocket-7
1221/p, 1222/p, 1223/p, 1224/p, 1225/p, 1226/1/p, 1226/2/p, 1227/p, 1228, 1229/p, 1230/1/p,	Pocket-8

R.S.No./C.S.No.	Earmarked as
1230/2/p, 1231/p, 1232/p, 1233/p, 1234/p, 1236, 1237, 1238/p, 1239/p, 1240, 1241, 1242/p, 1243, 1244/p, 1245/p, 1246/p, 1247/p, etc.	
990/p, 991/p, 992, 993/p, 994/p, 995/p, 996/p, 997/p, 998/p, 999/p, 1000, 1001, 1002, 1003/p, 1004/p, 1005, 1006, 1007/p, 1008/p, 1009/p, 1010/p, 1011/p, 1012/p, etc.	Pocket-9
1255/p, 1256, 1257/p, 1258/p, 1259/p, 1260/p, 1261, 1262/p, 1263/p, 1264, 1265/p, 1266 to 1278, 1279/1, 1279/2, 1280, 1282 to 1286, 1287/1, 1287/2 to 1293, 1294/p, 1295/p, 1322/p, 1323/p, 1324, 1325, 1326/p, 1327, 1328, 1329/p, 1330, 1331/p, 1334/p, 1335/p, 1336/p, etc.	Pocket-10
1248/p, 1249/p, 1250/p, 1251/p, 1252 to 1254, 1255/p, 1258/p, 1260/p, 1262/p, 1296/p, 1297, 1298, 1299, 1300/p, 1301/p, 1302/p, 1303/p, 1304/p, 1305/p, 1309/p, 1310/p, 1311 to 1320, 1321/p, 1337/p, 1338/p, 1339, 1340/p, 1341/p, 1343/p, 1344/p, 1345/p, etc.	Pocket-11
1329/p, 1331/p, 1332/1p, 1332/2p, 1332/3p, 1333/p, 1334/p, 1335/p, 1376/p, 1377/p, 1378/p, 1379/p, 1380, 1381, 1382/1, 1382/2, 1383 to 1398, 1399/p, 1400/p, 1401, 1402/p, 1404/p, 1405/p, 1406 to 1412, 1413/p, 1421/p, 1422/p, etc.	Pocket-12
1581/p, 1582/p, 1583/p, 1584 to 1589, 1590/p, 1591/p, 1592/p, 1595/p, 1596/p, 1597 to 1601, 1602/p, 1607/p, 1608/p, 1609/p, etc.	Pocket-13
1580/p, 1581/p, 1590/p, 1591/p, 1593/p, 1594, 1595/p, 1596/p, 1602/p, 1603, 1605/p, 1606/p, 1607/p, etc.	Pocket-14
1617/p, 1618/p, 1619/p, 1620/p, etc.	Pocket-15
2002, etc.	Pocket-33
2003, etc.	Pocket-34
334/p, 335/p, 336/1/p, 336/2, 337, 338, 339/p, 340/p etc.	Pocket-35
339/p, 341/p, 342 to 347, 348/p, 349/p, 350/p, 351/1, 351/2/p, 352/1/p, 352/2/p, 355/1p, 355/2, 356 to 362, 363/p, etc.	Pocket-36
353/p, 354/p, 363/p, etc.	Pocket-37
377/p, 381/p, 382/p, 383/p, 384/p, 385/p, 386, 387/1, 387/2, 388/p, 389/p, etc.	Pocket-38

7. The land of village: Nagalpur as shown in the Table below designated for “Agriculture Zone” shall be deleted from the said zone and shall be designated for “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.

R.S.No./C.S.No.	Earmarked as
740/p, 742/p, 744/p, 745/p, 746 to 748, 749/p, 750/p, 751, 752/p, 753/p, 754 to 756, 757/p, etc.	Pocket-17
725/p, 724/p, 726/2p, 727/p, 728/p, 729, 730, 731, 732/p, 733/p, 734/p, 735/p, 736/p, 737, 738/p, 739/p, 740/p, 741, 742/p, 743/p, 744/p, etc.	Pocket-18
670/p, 671/p, 678/p, 720/p, 721/p, 722, 723, 724/p, 725/p, 726/1p, 726/2p, 732/p, 734/p, 735/p, etc.	Pocket-20
665/p, 666/p, 667/p, 668, 669, 678/p, 670/p, 671/p, 672/p, 673/p, 674/p, etc.	Pocket-21
590/p, 591/p, 592/p, 593/1, 593/2p, 594/p, 595/p, 596, 597, 598, 599/p, 601/p, 623/p, 624/p, 625/p, 657/p, etc.	Pocket-24
538/p, 539/p, etc.	Pocket-25
538/p, 539/p, 540/p, 541/p, 542/p, 543/p, 544/p, 545/p, 546/p, 547/p, 548, 549, 550/1, 550/2, 550/3, 551 to 559, 560/p, 561/p, 562/p, 572/p, 573/p, 574/p, 575/p, 577/p, 589/p, etc.	Pocket-26
531/p, 533/1/p, 534/p, 535/p, 537/p, etc.	Pocket-27
516/p, 517/p, 518/p, 519/p, 520, 521/p, 522/1/p, 522/2/p, 524/p, 525/p, 526, 527, 528, 529, 530, 531/p, 532, 533/1/p, 533/2/p, 533/3/p, 534/p, 536/p, etc.	Pocket-28
507/p, 508/p, 509/p, 510, 511, 512/p, 513/p, 514/p, etc.	Pocket-29
497/p, 498/p, 502/p, 503/p, 504/p, 505, 506/p, 523/p, 524/p, 536/p, 537/p, etc.	Pocket-30
490/A/1/p, 490/A/3/p, 498/p, 499/p, 500, 501, 502/p, 503/p, etc.	Pocket-31
403/1, 403/2, 403/3, 403/4, etc.	Pocket-32

8. The land of village: Nagalpur as shown in the Table below designated for “Agriculture Zone” shall be deleted from the said zone and shall be designated for “Industrial Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.

R.S.No./C.S.No.	Earmarked as
706/p, 707/p, 708/p, 709, 710/p, 758/p, 759 to 761, 762/p, 763, 764, 767, 768, 770, etc.	Pocket-16
699/p, 700/p, 701/p, 702, 703, 704, 705, 706/p, 707/p, 708/p, 710/p, 711/p, 712, 713/p, 714/p, etc.	Pocket-19
671/p, 678/p, 677/p, 679/p, 680/p, 687/p, 686/p, 684/p, 689, 694, 695, 696, 714/p, 715/p, 716/p, 717/p, 718, 719/p, etc.	Pocket-22
661/p, 662/p, 663, 664/p, 665/p, 666/p, 667/p, 672/p, 675/p, 676/p, 677/p, 681/p, 682/p, 683/p, etc.	Pocket-23

9. The land bearing R.S.No. 864 of village: Nagalpur designated for “Water body” shall be deleted from the said zone and shall be designated for “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.
10. The 12 mtr wide road passing through R.S.No. 864, 866, 899, etc. of village Nagalpur marked as X1-Y1 shall be deleted and land thus released shall be designated for “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.
11. The land bearing R.S.No. 493, 494 of village Nagalpur designated for “Public Purpose Zone” shall be deleted from the said zone and shall be designated for “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.
12. The 18 mtr and 12 mtr wide road passing through the R.S.No. 251, etc. of village Mahesana respectively marked as X3-Y3 and X5-Y5 shall be realigned to X4-Y4-Z4 and X5-Z5 under section 12(2)(d) of the said Act and the land thus released shall be designated as relevant “Crematorium” Zone under section 12(2)(o) and “water body” Zone under section 12(2)(c) of the said Act, as shown in the accompanying plan.
13. The lands designated for “Commercial Zone” in Mahesana Area Development Authority area shall be deleted from the said zone and shall be designated for “Residential Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.

**NOTE :** The Boundary of proposed modifications shown in accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**

Officer on Special Duty and Ex-officio  
Joint Secretary to Government.

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